

**Inc. Village of Northport
Approved Minutes of the Planning Board**

November 27, 2012

There was a regular meeting of the Planning Board held tonight at Village Hall beginning at 7:00pm. Present were: Chairman Richard Boziwick, Robert Flynn, Lizbeth Thalheimer, Gene Guido, Village Administrator, Ed Gathman, Planning Board Attorney and Joy Nygren, Planning Board Secretary. Absent were: Paul Ersboll and Martin Rebholz.

Approval of the Minutes

The minutes of the September 25, 2012 meeting were, on the motion of Chairman Boziwick, seconded by Ms. Thalheimer, unanimously approved.

489 Main Street – site plan waiver

Present were Steve Molison, the applicant and Theresa Barton, the property owner.

Ms. Barton stated that it is her intent to open a specialty home accessory and/or design store, and that this site is fairly limited as to change, beyond the interior. The Board briefly discussed the matter, and, on the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board waived the reading of the resolution. On the motion of Chairman Boziwick, seconded by Ms. Thalheimer, the Board unanimously approved the following resolution:

WHEREAS: In a letter dated October 19, 2012, the applicant Steve Molison, on behalf of Ms. Terry Barton, requested a waiver of Site Plan requirements pursuant to §219-19 of the Village Code, for property located at 489 Main Street, and

WHEREAS: The Planning Board discussed the waiver request at its regular meeting held, at Village Hall, on November 27, 2012, and

WHEREAS: The report further states that the site plan waiver is a Type II Exempt Action that requires no further environmental review, now therefore

WHEREAS: The Site Plan requirements cannot be satisfied as there is no site, and

WHEREAS: After discussion the Planning Board determined that granting the waiver was in the best interests of the Village, now therefore

BE IT FURTHER RESOLVED: The request for waiver from site plan requirements, including the application fee, is hereby granted.

Schombs, 244 Woodbine Ave – steep slope application

Present was the owner, Mr. Wayne Schombs.

Mr. Schombs stated that the intent of this application is to cut into the slope behind his house, and flatten the yard for his children to play in. Chairman Boziwick and the Board briefly discussed the matter, and on the motion of Chairman Boziwick, seconded by Ms. Thalheimer, the Board unanimously adopted the following resolution:

WHEREAS: A steep slope application, from Wayne Schombs for 244 Woodbine Avenue, was received 10/12/12, and

WHEREAS: In a November 27, 2012 report, the Village Administrator concluded that the application contained sufficient information to recommend approval, and

WHEREAS: The 11/27/12 report further stated that the proposed action is a Type II action requiring no additional environmental review, now therefore

BE IT RESOLVED: That the Wayne Schombs steep slope application, for 244 Woodbine Avenue is hereby approved, and

BE IT FURTHER RESOLVED: That the approval is subject to the following conditions:

1. The existing topography of the adjacent parcels and their relationship to the area of disturbance needs to be shown on the plan.
2. The location of any buildings, structures or affected trees within 50 feet of the proposed work area.
3. Locations of any drainage structures, if they exist, and their relation to the proposed wall.
4. Top and bottom elevations of the proposed walls.
5. That a building permit be issued prior to the start of work.
6. That an as-built plan shall be submitted upon completion of the work.

Gemport, site plan #66

There was no representation for this matter.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board waived the reading of the resolution. On the motion of Chairman Boziwick, seconded by Ms. Thalheimer, the Board unanimously adopted the following resolution:

WHEREAS: In a letter dated October 17, 2012 from Pat Glennon requested that the current reduced amount of \$57,000 cash bond, for Gemport (Site Plan #66) at 240 Fort Salonga Road, be reduced by \$47,000, and

WHEREAS: The October 18, 2012 report, from the Village Administrator, states that the improvements are more than 98% complete, and

WHEREAS: The report recommends that \$10,000 be retained until completion and approval of the uncompleted improvements and released by the “Board of Trustees”, now therefore

BE IT RESOLVED: That the Planning Board approves a current bond reduction in the amount of \$47,000 and retains \$10,000 as bond for the uncompleted work, and

BE IT FURTHER RESOLVED: That Planning Board recommends to the Board of Trustees that they adopt a resolution approving the bond reduction by \$47,000 and the balance of the bond to be retained in the amount of \$10,000.

Krulik, 175 Bayview Ave – steep slope application

Present were Richard Krulik, Kenneth Savin, attorney, and Al Sutton, the architect.

Mr. Savin stated that the intent of this steep slope application is to remove the existing multi-family house, and replace it with a single family residence, along with a pool cabana as “guest quarters”. He went on to say that the Krulik’s would be in agreement with a covenant that the pool cabana not exist as a rental house. Mr. Savin stated that the existing house is in disrepair, and that the proposed design allows for more off-street parking.

The Board briefly discussed the matter, and stated that the review of this application would continue with Gannett Fleming.

Shorrock/Cornetta, School Street – lot line application

Present was Mark Kleczka, attorney.

Mr. Kleczka stated that the intent of this application is for the Cornetta’s to acquire some wooded property from the Shorrock’s, and that the new property would not create a lot large enough for further subdivision.

The Board briefly discussed the matter, and on the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board unanimously adopted the following resolution:

WHEREAS: An application for a lot line change was received from Stephen and Sarah Shorrock, 52 School Street, Northport NY, and

WHEREAS: Said lot line change application was requested for the intention of transferring part of Shorrock parcel to neighbor for greater land buffer, and

WHEREAS: The applicants have submitted a lot line application and all underlying documents required by the Village Code of the Village of Northport, and

WHEREAS: My review pursuant to SEQRA indicates that the proposed action is a Type II Exempt Action requiring no additional environmental review, and

WHEREAS: The Planning Board of the Village of Northport has reviewed the entire file on the subject application, and

NOW, THEREFORE, BE IT RESOLVED: The application is now complete and the Planning Board may consider scheduling a Public Hearing as per §219.15.1B.(6) of the Village Code on January 22, 2013.

McLaughlin, 8 Hawkins Drive – steep slope application

Present was Thomas McLaughlin, the property owner.

Mr. McLaughlin stated that he bought this property in 2011, leveled the existing house, built a new residence, and brought in fill to level off the land. He stated that he checked the Village Code, and thought that he did not need a permit, but then was told by Mr. Guido that he needed a steep slope permit. The Board noted receipt of Mr. Guido's report stating that Mr. McLaughlin had made all the required submittals, and that his application was complete.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board waived the reading of the resolution, and on the motion of Chairman Boziwick, seconded by Ms. Thalheimer, the Board unanimously adopted the following resolution:

WHEREAS: A retaining wall was installed at the applicant's property without steep slope or Building Department permits being issued, and

WHEREAS: A steep slope application from was received on 8/6/12, from Thomas McLaughlin, and

WHEREAS: The Village Administrator report states that application is substantially complete and recommends approval with conditions, and

WHEREAS: The report further states that a letter of non jurisdiction from the DEC dated June 16, 2011 was submitted, and

WHEREAS: The Village Administrator has determined that the proposed action is Type II Action requiring no additional environmental review, now therefore

BE IT RESOLVED: That the Thomas McLoughlin steep slope application, for the completed work to be done at 8 Hawkins Drive is hereby approved, and

BE IT FURTHER RESOLVED: The following conditions need to be met before final approval:

1. All drywells need to be located on the site plan.
2. Final inspection

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the meeting was adjourned. The next regularly scheduled meeting of the Planning Board will be held on January 22, 2013.